**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 17-2016
Wednesday, September 28, 2016**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, September 28, 2016

PRESENT

Charles Littlefield, Chair
Anne Goodman   Gail Sherman
Don Hadley   John Tyner, II

Present: Susan Swift, Director
Andrew Gunning, Deputy Director
Cynthia Walters, Deputy City Attorney
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Manager
Cas Chasten, Principal Planner
Emad Elshafei, Chief of Traffic and Transportation

I.   COMPREHENSIVE MASTER PLAN RECOMMENDATION

Draft Bikeway Master Plan - The Planning Commission to vote on a recommendation to the
Mayor and Council for adoption of an updated draft of the Bikeway Master Plan.

Emad Elshafei discussed the updates that were made the draft Bikeway Master Plan, based on
direction provided by the Commission.

Commissioner Tyner moved, seconded by Commissioner Goodman, to recommend the draft plan
to the Mayor and Council with the adjustments made and presented, including additional edits
provided by the Commission during the meeting. The motion passed 5-0 (Commissioner
Leiderman was absent).

Commissioner Tyner moved, seconded by Commissioner Goodman, to approve Resolution 02-
2016, which accompanies the draft Bikeway Plan as an amendment to the City's Comprehensive
Master Plan. The motion passed 5-0 (Commissioner Leiderman was absent).

II.   REVIEW AND ACTION

   A. Major Site Plan Amendment STP2016-00278, 216 Rollins Avenue– Continuation of Planning
   Commission review of the proposal to amend approved Use Permit 2008-00712 to allow for an

expansion of the operation and activities of the Chabad Israeli Center at 216 Rollins Avenue. The property is zoned R-75.

Jim Wasilak discussed the additional material submitted by the applicant at the Commission's request. He reviewed the original approval of the Chabad, complaints and violations that have occurred, and additional research performed by staff regarding zoning regulations for places of worship in other jurisdictions.

The applicant's representatives, attorneys Steve Van Grack and Steve Robbins, addressed the Commission and discussed their recent letter that simplifies the request. They have proposed to eliminate all the educational sessions at the Chabad, and are limiting the holidays celebrated onsite to the principal ones.

Public testimony regarding the new material submitted was provided by the following:

1. Anthony Bur of Muriel Street spoke in opposition, expressing concern about recent violations by the Chabad regarding the frequency and times of services being held.
2. Rabbi Shlomo Beitsh spoke in support of the amended request, expressing that they want to be a good neighbor and a benefit to the community.
3. Katherine Schwering of Lorraine Court spoke in opposition, expressing concern about a history of non-compliance by the Chabad with their original approval.
4. John Kalter of Mark Lane spoke in support, indicating that Shabbat morning service on Saturdays are very quiet, and other activities are similar.
5. Patty Ellaurie of Lorraine Drive spoke in opposition, and expressed concern over the noise generated by Sukot which has gone on until very late at night.
6. Udi Gamiel of Martha Terrace spoke in support, expressing concern about religious persecution, and that he would like to meet with the neighbors.
7. Andrea Simhony of Wilmart Street spoke in support, and does not mind meeting with neighbors that have concerns as they may arise.
8. Liron Sharon of Rollins Avenue spoke in opposition, expressing concern about noise, the number of holidays celebrated there, and requested that activities not be held on Sundays.
9. Marilyn Powell, President of the Montrose Civic Association, discussed how the association may be able to assist by disseminating information to residents through their email list.
10. Sara Beitsh of Rollins Avenue and the Rabbi's wife spoke in support, indicating that her family has several children and they make noise sometimes but they are aware of the concerns.
11. Nava Oxman spoke in support, indicating that services at the Chabad do not go late into the evening.

The Commission closed the public record and provided direction on the updated request, including the days of the week and the hours of operation for certain activities. They took straw votes on the activities proposed in order to provide direction.

Commissioner Hadley moved, seconded by Commissioner Goodman, to defer the item for consideration until the October 26 meeting. The motion passed 5-0.

B. Final Record Plat PLT2017-00554, 5715 Crawford Drive – A proposal to combine an existing record lot and a portion of an abandoned right-of-way into a single record lot containing 11,764 square feet of land. The property is zoned R-60.

Bobby Ray presented the plat on behalf of the applicant. The applicant, Diane Gomez, also addressed the Commission.

Commissioner Hadley moved, seconded by Commissioner Sherman, to approve the plat as submitted. The motion passed 5-0.

III.   Commission Items

A.   **Staff Liaison Report** – Mr. Gunning reported on the next Commission meeting and other items.
B.   **Old Business** – none
C.   **New Business** – none
D.   **Minutes** –

Meeting 13-2016 from July 13, 2016 – Commissioner Tyner moved, seconded by Commissioner Hadley, to approve the minutes as submitted. The motion passed, 5-0.

Meeting 14-2016 from July 27, 2016 - Commissioner Tyner moved, seconded by Commissioner Goodman, to approve the minutes as submitted. The motion passed, 5-0.

E.   **FYI Correspondence** - none

IV.   ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 12:19 a.m.

Respectfully Submitted,

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Andrew Gunning, Commission Liaison